ZONING COMMISSIONER OF BALTIMORE COUNTY

Case No. 90-44-A

Earl Adkins, Jr., et ux Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Sections 1802.3.C.1, 301.1 and 400.1 to permit a 7 ft. side yard setback for a building addition, a 5 ft. side yard setback for an open projection (deck) and two accessory buildings in the side yard, in lieu of the minimum 10 ft., 7-1/2 inches and rear yard respectively, in accordance with Petitioners' Exhibit

The Petitioners appeared and testified. There were no Protestants.

Testimony indicated that the subject property, known as 7633 Old Battle Grove Road, consists of approximately 6,964 sq. ft. +/-, zoned D.R.5.5, is currently improved with a one-story single family dwelling unit, a detached single car garage and two detached storage sheds located in the rear yard. The property is located in a fully developed section of Baltimore County and the Petitioners wish to place an addition on the rear of the existing dwelling house that will contain a large family room and an outdoor deck.

The Petitioners testified that they desire to maintain the existence of the detached garage and one of the two storage sheds. The storage shed which is shown on Petitioners' Exhibit 1 as a 10'x10' structure will be razed on or before July 1, 1990. The proposed addition will be a single story structure containing a large family room. There will be no basement

under the structure and the deck will be an open projection deck with no or walls other than the side of the deck attached to the proposed

The Petitioners also testified as to the standard set forth in Section 307.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) and as to the requirements established under Sections 307 and 500.14 of the B.C.Z.R. concerning variances within the Chesapeake Bay Critical Area.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

After due consideration of the testimony and evidence presented, in the opinion of the Zoning Commissioner, the relief requested sufficiently complies with the requirements of Sections 307.1, 307.2 and 500.14 of the Ballimore County Zoring Regulations (B.C.Z.R.) and should therefore be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore difficulty, unreasonable hardship, or severe economic hardship upon the Petitioner; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioner of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioner any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. Clearly, the request is not based upon conditions or circumstances which are the result of the Petitioner's actions, nor does the request arise from a condition relating to land or building use, either permitted or nonconforming, on another property. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

County; that to deny the relief requested would result in practical

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

These recommendations shall be attached hereto and become a

Pursuant to the advertisement, posting of the property, and

THEREFORE, IT IS ORDERED by the Zoning Commissioner for

permanent part of the decision rendered in this case. There is no evi-

dence in the record that the relief requested would adversely affect the

health, safety, and/or general welfare of the public provided there is

compliance with the requirements of the Department of Environmental Protec-

public hearing on this Petition held, and it the reasons given above, the

Baltimore County this 16 day of fuguet, 1989 that the Petition to

permit a 7 ft. side yard setback for a building addition, a 5 ft. side

yard setback for an open projection (deck) and two accessory buildings in

the side yard, in lieu of the minimum 10 ft. 7-1/2 inches and rear yard

respectively be and is hereby CRANTED, subject, however, to the following

restrictions which are conditions precedent to the relief granted herein:

tion and Resource Management; as more fully described below.

relief requested should be granted.

2. Compliance with the comments submitted by the Baltimore County Zoning Plans Advisory Committee (ZAC), which are adopted in their entirety and made a part of this Order.

3. Petitioners shall comply with all requirements of the Zoning Plans Advisory Committee (ZAC) as set forth in the comments submitted by the Dept. of Environmental and Resource Management, dated July 31, 1989, attached hereto and made a part hereof.

Upon request and reasonable notice, the Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

5. The existing 10x10 storage shed shown on Petitioners' Exhibit 1 shall be razed and all debris removed from the subject site on or before July 1, 1990.

> Zoning Commissioner for Baltimore County

Mr. Robert W. Sheesley, Director Department of Environmental Protection and Resource Management

BALTIMORE COUNTY, MARYLAND

INTER-OFF. E CORRESPONDENCE

TO: Mr. J. Robert Haines

Zoning Commissioner

FROM: Mr. Robert W. Sheesley

SUBJECT: Petition for Zoning Variance - Item 497 Adkins Property Chesapeake Bay Critical Area Findings

SITE LOCATION

The subject property is located at 7633 Old Battle Grove Road. The site is within the Chesapeake Bay Critical Area and is classified as a limited development area (LDA).

APPLICANT'S NAME Mr. and Mrs. Earl Adkins Jr.

APPLICANT PROPOSAL

The applicant has requested a variance from section 1B02.3.C.1, 301.1 and 400.1 of the Baltimore County Zoning Regulations to allow a 7' side yard setback for a building addition, a 5' side yard setback for an open projection (deck) and two accesory buildings in the side yard in of the min. 10', 7.5' and rear yard, respectively.

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

- "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
- 2. Conserve fish, wildlife and plant habitat; and
- Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts."

<COMAR 14.15.10.01.0>

Memo to Mr. J. Robert Haines July 31, 1989 Page 2

REGULATIONS AND FINDING

1. Regulation: "A minimum 100 foot buffer shall be established landward from the mean high water line of tidal waters, tidal wetlands, and tributary streams" (Baltimore County Code Sec. 22-213(a)>.

Finding: This property is located approximately 300 feet from the tidal waters of Bear Creek, and therefore is in compliance with the regulation stated above.

2. Regulation: "No dredging, filling, or construction in any wetland shall be permitted. Any wetland must be adequately protected from contamination. (Baltimore County Code Sec. 22-98)

Finding: No tidal or non-tidal wetlands were found on this site, or in the vicinity of the site and therefore none will be disturbed by the proposed project.

3. Regulation: "Infiltration of storm water shall be maximized throughout the site, rather than directing flow to single discharge points" (Baltimore County Code, Sec. 22-217(a)2>.

Findings:

- a. Storm water runoff shall be directed from impervious surfaces associated with this petition to pervious areas to encourage maximum infiltration.
- b. Rooftop runoff shall be directed through down-spouts and into Dutch drains or seepage pits to encourage maximum infiltration (see attached information).

4. Regulation: "If no forest or developed woodland exists on a developed site these sites shall be planted to provide forest or developed woodland cover of at least 15% (COMAR 14.15.02.04 C.(5)).

Finding: The following plant material shall be selected from the enclosed list and planted to provide a 15% forested cover.

Shrub and small tree list: three items - ball and burlap or 2 gallon container size

Troe list:

one item - a minimum 4 foot size

Memo to Mr. J. Robert Haines July 31, 1989

5. Regulation: "The sum of all man-made impervious areas shall not exceed 15% of the lot" <COMAR 14.15.02.04 C.(7)>.

Finding: The sum of the existing impervious surfaces equals 33% of the lot. The applicant proposes to replace the existing driveway with a porous stone surface so that the proposed addition will not increase the sum of impervious surfaces. This property shall not be allowed to increase the sum of impervious surfaces to exceed the existing 33% of the lot.

It is recommended that this Petition for a Zoning Variance be conditioned with the Chesapeake Bay Critical Area Regulations and findings listed above. Upon compliance with the above regulations, this project shall be approved. Please contact Mr. David Flowers at 887-3980 for more information.

> Robert W. Sheesley, Director Department of Environmental Protection and Resource Management

RWS:DCF:ju Attachment

cc: The Honorable Ronald B. Hickernell The Honorable Norman R. Lauenstein The Honorable Dale T. Volz

RELATIVE ABUNDANCE

Abundant Asimina triloba Abundant (Canadian Serviceberry Amelanchier canadensis Abundant (Serviceberry) Amelanchier laevis (Obovate Serviceberry) Abundant Amelanchier obovalis Abundant (Sweet Pepperbush) Clethra alnifolia Local and the same (Silky Dogwood) Cornus amomum Freq.Abund. (Flowering Dogwood) Cornus florida Abundant (Huckleberry) Gaylussacia frondosa Abund .- Fred. (American Holly) Ilex opaca Infrequent (Tassel-White) Itea virginica Abundant (Lamb-Kill) Xalmia angustifolia Abundant (Mountain Laurel) Kalmia latifolia Abundant (Fetter-Bush). Leucothoe racemosa Frequent (Common Spicebush) Lindera benzoin Frequent (Male-Berry) Lyonia ligustrina Frequent (Bayberry) Myrica pensylvanica Abundant (Black Cherry) Prunus serotinia Local (Choke Cherry) Prunus virginiana Infrequent (Pinxter Flower) Rhedendron nudiflorum

ENTER - PERMIT DETAIL PF3 - INSPECTIONS PF7 - DELETE

CONTR: OWNER

ENGNR:

SELLR:

PROPOSED USE: SAME/ADDITION AND DECK

AUTOMATED PERMIT TRACKING SYSTEM

PLANS: CONST 4 PLOT 4 PLAT

DUNDALK/JFC

PF1 - CENERAL PERMIT PF3 - INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

AUTOMATED FERMIT TRACKING SYSTEM

ENTER - NEXT DETAIL FF2 - APPROVALS PF7 - PREV. SCREEN FF9 - SAVE PF1 GENERAL PERMIT PF3 1 INSPECTIONS PF8 - NEXT SCREEN CLEAR - MENU

BUILDING DETAIL 2

24'

BUILDING SIZE

HEIGHT: #161

LOT NOS: 0223

CORNER LOT: 2

STORIES: 1

WIDTH:

DEPTH:

SECTION:

CLASS:

L LBER: 08

FOLID: 094

FLOOR: 00 960 SQ'

TENANT ADKINS, EARL AND LINDA

FOR EXERCISE RM.; WITH OPEN DECK 16X24X24*

ADD: 24'X24'X16'. CRAWL SPACE 18". VARIANCE

NO 90-44-A. CRITICAL AREA. NOTE: PLOT PLANS

AND CONST PLANS COMBINED ON 1 SHEET.

PF2 APPROVALS PF7 - PREV. SCREEN PF9 - SAVE

#3BED: TOT BED:

PASSWORD:

BUILDING DETAIL 1

PF2 - APPAOVALS

TIME: 09:58:29

DATE: 10/17/89

FERMIT # 8031716

FOUNDITION BASE

RESIDENTIAL CAT: 1

FAMILY BEDROOMS

ENTER - NEXT DETAIL

CATE: \$17/89

GARBASE TESP

BATHROCMS:

KITCHENS:

DISTRICT

PETITION

POWDER ROUMS

PERMIT & 8031716

ZONING INFORMATION

PLANNING INFORMATION

MSTR PLAN AREA

CONSTRUC FUEL SEWAGE WATER

RED:

DWNERSHIP: 1 EXISTING USE: SFD

EUILDING COME 1

IMPRV

CENTRAL AIR

ESTIMATED COST.

Baltimore County Zoning Commissioner PF4 - ISSUE PERMIT PF8 - NEXT PERMIT Office of Planning & Zoning PANEL BP1004M Towson, Maryland 21204 LAST UPDATE 09/21/89

09:34:00

EL 1 FL 1

LAST UPDATE 09/21/89

LOT SIZE AND SETBACKS

SIZE: 055/037X150/150

09:34:00

5'/7'

0015390.00

BOC

FRONT STREET:

SIDE STREET

FRONT SETB :

SIDE SETB:

ASSESSMENTS

LAND:

SIDE STR SETB:

REAR SETB: 521

IMPROVEMENTS: 0029740.00

(301) 887-3353 I. Robert Haines

PLANT ASSOCIATION: UPLAND LIST (

Magnolia virginiana.

Populus grandidentata

Populus deltoides

uercus phellos

Quercus prinue

Juercus rubra

Sassafras albidum

luercus alba

Nyssa sylvatica

(Continued)

(Sweet Bay Magnolia)

(Black Gum)

(Swamp Poplar)

(Cottonwood)

(White Oak)

(Willow Oak)

(Red Oak)

(Sassafras)

Baltimore County Office of Planning and Zoning, May 1987

Vortenca

2633 0/d Bettly Erolo Rd.

Feel Adders, La,

roadway, on project, & let honor

(Chestnut Oak)

RELATIVE ABUNDANCE

frequent:

Abundant

Infrequent

Infrequent

Abundant:

Frequent

Abundant

Abundant

Abundant

CERTIFICATE OF POSTING

Location of property: 5/5 Old Both Enu Rd 13/3' W/ MPL Rd.

Location of Signe: Foring Old Bottly from Ad gelling & for

MG DEPARTMENT OF BALTIMORE COUNTY

Mr. & Mrs. Earl Adkins, Jr.

7833 Old Battle Grove Road Baltimore, Maryland 21222 Petition for Zoning Variance

District 1574

CASE NUMBER: 90-44-A S/S Old Battle Grove Road, 1313' W of c/l of North Point Road 7633 Old Battle Grove Road 15th Election District - 7th Councilmanic Petitioner(s): Earl Adkins, Jr., et ux

HEARING SCHEDULED: THURSDAY, AUGUST 10, 1989 at 11:00 a.m.

Please be advised that \$ 100.51 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE DROER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY

B/ Of	ALTIMORE COUN	TY, MARYLAND	No.			land. Bri	0.414
M	ISCELLA ZOUS	CASH RECEIPT	merical is an	no s			
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			HENATURE OF CASH				
PAGE 1	TE - ABRES						

Baltimore County Office of Planning & Zoning Towson, Maryland 21204 (301) 887-3353

7. Robert Haines



Mr. and Mrs. Earl Adkins, Jr.

7633 Old Battle Grove Road Baltimore, Maryland 21222

RE: Petition for Zoning Variance Case No. 90-44-A

Enclosed please find the decision rendered in the above captioned Dear Mr. and Mrs. Adkins: case. The Petition for Zoning Variance has been granted, in accordance

In the event the decision rendered is unfavorable to any party, with the attached Order. please be advised that any party may file an appeal within thirty (30) prease be advised that any party may like an appear within thirty to days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Robert Haires Robert Haines Zoning Commissioner

cc: Peoples Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

J. Robert Haines

DATE: July 24, 1989

Pat Keller, Deputy Director Office of Planning and Zoning

Earl and Linda Adkins, Item 497 Zoning Petition No. 90-44-A

The petitioners request a variance to permit a 7 foot yard setback for a building addition, a 5 foot side yard setback for an open projection (deck) and two accessory structure buildings in the side yard in lieu of the minimum 10 feet, 7-1/2 feet and rear yard, respectively. In reference to this request, staff offers no comment.

PK/sf

Dennis F. Rasmussen

TO:

Zening Commissioner
Office of Planning & Zoning
Towson, Maryland 21204 NOTICE OF HEARING The Zoning Commissioner of Balti-eners County, by authority of the Zon-ing Act & Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, Inn Towsen, Maryland as follows: Petition for Zaning Variance CASE EUMBER: 08 44.A S/S OM Bettle Grove Reed, 1313 W of of Of Morth Point Road 7633 Gid Battle Grove Read 15th Election District 7 Putitionerist.

Euri Africa, Jr., of or HEARING SCHEDULER: MURSDAY, AUGUST 18, 1989 ot 11:00 a.m. Variance: To pormit a 7 ft. side and yard setback for a building addition, a 5 ft. side yard satback for an open projection ideck) and two accessory buildings in the side yard in lieu of the minimum 10 ft., 7% ft. and mer yard, respectively. granted, a building parmit may be is-and within the thirty (30) day appeal period. The Zoning Commissioner will, he never, extertain may request for a stay of the issuance of said permit during this period for good cause shows. Such request must be in ordme and received in this office by the note of the losering not above of pro-

CERTIFICATION OF PUBLICATION

OFFICE OF Dundalk Eagle

4 N. Center Place P. O. Box 8936 Dundalk, Md. 21222

July 20,

THIS IS TO CERTIFY, that the annexed advertisement of Robert Haines in the matter of Zoning Hrgs. Case # -44-A - P.O% #13736 - Req. #M31033 - 85 lines € was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week MACONESSING Weeks; before the 19 89; that is to say, 21st day of July the same was inserted in the issues of July 20, 1989

> Kimbel Publication, Inc. per Publisher.

CRITICAL AREA

MAP SE 365.

DATE 11-7-7

200 BF

BF

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section _1802aleGala_301al & 400al __To_permit_a_7' gide_yard_____ Antback for a building addition, a 51 ride yard setback for an open projection-(deck)-8-two-accessory-buildings-in-the-side-yard-in-lieu-of-the--of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. The dwelling does not have adequate space to have a family.

2. The existing dwelling is all we can afford. Economically we cannot move to a new house.

3. Major roof repair required extending the roof and the walls could

be easily performed at this time. Property is to be posted and advertised as prescribed by Zoning Regulations.

Attorney for Petitioner:

(Type or Print Name)

NOTICE OF HEATING

The Zoning Commissioner of Beltimore County, by authority of the Zoning Act and Regulations of Beltimore County will hold a public hearing on the property identified herein in Room 10s of the County Office Building, incested at 111 W. Chesepestes Avenue in Touson, Maryland 21204

Puttiers for Zentray Vertained
Cause resimbers 90-44-A
878 CM Bettle Grove Bland
1313 W died of teath Padis Rel
7633 Op Bettle Grove Read
15th Edition District
7th Councilmusts
Futtiers (s):
Earl Actions, Jr., et au
Hearing Date: Thereday,
Aug. 16, 1980 at 11:05 a.m.

Vertenee: to permit a 7 ft. akte

yard celtrack to a building addi-tion, a 5 ft. aids yard setback for an apan projection (decid) and two scoresory buildings in the aids yard in feu of the minimum 10 ft., 7 to and secryard, respec-

broly in the event that the first is programed, a building parasit (the bediend within the thirty (30) day is one period. The Zenting Commissioner will, because, extertain any suggests for a stay of the is-

Subroe of anid permit during this period for good cause (Some, dusis request must be in writing and received in this office by the

date of the hearing set above (presented at the tracing.

J. ROBBETT HARRES
Zerzing Commissioner
Belinnere Or

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions and Baltimore County, Baltimore County, I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Legal Owner(s): Contract Purchaser: Farl Adkins Jr. Type or Print Name (Type or Print Name) City and State

7633 Old Battle Grove Rd B. Himore, M. 7177388 - 0923 ----City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted City and State

ORDERED By The Zoning Commissioner of Baltimore County, this -

CERTIFICATE OF PUBLICATION

published in THE JEFFERSONIAN, a weekly resympaper printer and published in Towson, Baltimore County, Md., appearing on

THE JEFFERSONIAN.

S. cete Orlin

PO 13737

Baltimore County Zoning Commissioner

Office of Planning & Zoning

Towson, Maryland 21204 (301) 887-3353

NOTICE OF HEARING



The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance CASE NUMBER: 90-44-A S/S Old Battle Grove Road, 1313' W of c/l of North Point Road 7633 Old Battle Grove Road 15th Election District - 7th Councilmanic Patitioner(s): Earl Adkins, Jr., et ux HEARING SCHEDULED: TIERSDAY, AUGUST 10, 1989 at 11:00 a.m.

> Variance: To permit a 7 ft. side yard setback for a building addition . a 5 ft. side ward setback for an open projection (deck) and two accessory buildings in the side yard in lieu of the minimu. 10 ft, 7½ ft and rear yard, respectively.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received to this office by the date of the hearing set above or presented at the hearing.

> ZONING COMMISSITINER BALTIMORE COUNTY, MARYLAND

Baltimore County

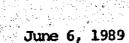
Zoning Commission

Towson, Maryland 21204

(301) 887-3353

Office of Planning & Zoning

Baltimore County
Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204 (301) 887-3554





Mr. J. Robert Haines Zoning Commissioner County Office Building Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 487, 488, 489, 491, 492, 494, 495, 496, 533, 498, and 499.

Very truly yours,

Traffic Engineer Assoc. II

Your petition has been received and accepted for filing this

J. Robert Huises:

31th day of May, 1989.

CRITICAL AREA

ZONING DESCRIPTION

Beginning on the south side of Old Battle Grove Road 4C feet wide, at the distance of 1313 feet west of the centerline of Nort Point Blvd. Being Lot 223, in the subdivision of Battle Grove. Book No. WPC No. 8

YICINITY MAP

(40' R/W- PAVED 20') TENTIONES: STORY & FRAME DWL #7631 PROPOSE 05 0-6578 765 R = 331. 68 15 PAPER TBALTO. CO. SCHOOL FENCE

PLAT FOR ZOHING YARIANCE OWNER - EARL & LINDA ADKINS

SUBDIVISION

LOT 223, PLAT & W.P.C NO. 8 FOLIO 94 EXSISTING UTILITIES IN OLD BATTLE GROVE RD.

SCALE:

CRITICAL AREA

OLD BATTLE GROVE RD.

LOT SIZE: 6964.75 4. H Baltimore County Fire Department 800 York Road Site is within the Chicapeake Bay Cortical: Towson, Maryland 21204-2586

(301) 887-4500 Paul H. Reincke

J. Robert Haines Zoning Commissioner Office of Planning and Zoning

Baltimore County Office Building Towson, MD 21204

RE: Property Owner: Earl Adkins, Jr.

JED:jw

Location: S/S of Old Battle Grove Road, 1,313' W of centerline of North Point Blvd.

Item No.:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing (ir proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988

Fire Prevention Bureau Special Inspection Division

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 2, 1989

COUNTY OFFICE BLDG. 111 W. Chesapeake Avo. Towson, Maryland 21204 Mr. & Mrs. Earl Adkins, Jr.

HEMBERS

Department of

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Coning Administration

Board of Education

Industrial

State Roads Commissio

Burray of

7633 Old Battle Grove Road Baltimore, MD 21222 RE: Item No. 497, Case No. 90-44-SPH

Petitioner: Earl Adkins, Jr., et ux Petition for Zoning Variance

Dear Mr. & Mrs. Adkins:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

Zoning Plans Advisory Committee

Enclosures

June 1, 1989

Zoning Agenda: May 30, 1989

edition prior to occupancy.

JK/ker